

SAVANNAH ZONING BOARD OF APPEALS

MPC STAFF REPORT

PETITIONER: Charles and Debra Caldwell
223 E. Jones Street
Savannah, GA 31401

FILE NO: 13-005192-ZBA

ADDRESS: 223 E. Jones Street

DATE: November 27, 2013

Nature of Request

The petitioners, Charles and Debra Caldwell, are requesting approval of a four-foot variance in the maximum width of a garage door opening in Section 8-3030(n)(13) to allow a 16-foot garage door.

Findings

1. The subject property is a conforming residential lot located at 223 East Jones Street at the intersection of Jones and Lincoln streets. The property is zoned B-C (Community Business) and is a contributing structure in the Savannah Landmark Historic District.
2. On June 17th, the petitioner received a Certificate of Appropriateness for extensive rehabilitation and remodeling of the residence and the associated carriage house, including approval for a “double width” roll-up garage door on the carriage house to allow the restoration of a 16-foot opening onto the lane.
3. Section 8-3030(n)(13) limits the maximum width of garage doors in the Historic District to 12 feet. The petitioners propose to install a garage door on the carriage house that is 16 feet wide to accommodate two vehicles.
4. The Zoning Board of Appeals may authorize a variance in an individual case upon a finding that:
 - (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
The property is a conforming residential lot in the district.
 - (b) The application of this chapter to this particular piece of property would create an unnecessary hardship.
The application of this chapter to this particular piece of property would preclude the installation of a garage door suitable for two vehicles. Also, there is evidence that the carriage house did, at one time, have a 16-foot opening onto the lane.

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- (c) Such conditions are peculiar to the particular piece of property involved.
Such conditions are not peculiar to the particular piece of property.

- (d) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Savannah Zoning Ordinance.
Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Savannah Zoning Ordinance.

Staff Recommendation

Staff recommends approval of the requested variance in accord with the recommendation of the Historic Review Board.